

REALTY MARKET NEWS AND COMMENT

out of Town Owners Sell Real-
ty in Manhattan and Bronx;
Trading Centres in Flats.

BIG BUILDING PROJECTS

Others are apparently more attractive, going by yesterday's trading, which brought about the sale of properties now held by out-of-town residents who have owned them for years as investments. One of the properties sold is a large estate in the Bronx, the former home of a French Princess. The property is bought by a religious institution for use in its work. In the Chelsea section a flat was sold by Westerners who have owned it for some time. This was the chief type of property sold in several large-size building operations we put on record.

TENANTS BUY BIG FACTORY.

Fischer's piano factory at 412 to 423 West Twenty-eighth street was sold yesterday, presumably as an investment, to present tenants. It is an eight-story building on the south side of South First street, 100 feet east of Hooper street, to accommodate thirty-three families for the Associate Mechanics Building Corporation.

TO JOIN BROADWAY OFFICES.

The three five-story store and office buildings at the southeast corner of Broadway and John street are to be made over into one building at an estimated cost of \$35,000. The estate of William Chesebrough is the owner. Otto L. Spannake is the architect.

PROPERTY TO BUILD BRONX FLATS.

The Benenson Realty Company has secured from the Lawyers Mortgage Company building and permanent loans of \$100,000 on the five-story apartment house side of Decatur avenue, beginning 145.2 feet north of 194th street. Each structure will occupy a plot 50x151. Charles Schaefer, Jr., architect, recently filed the plans for the operation and placed the cost at \$265,000.

ACTIVE BUSINESS LEASING.

Many Lofts in the New Mercantile Zones Find Tenants.

M. & L. Hess have leased with D. Zuckerman & Co. the seventh floor at 34 to 38 West Twenty-seventh street to J. G. Gold & Co., and the fourth floor at 34 to 38 West Twenty-seventh street to H. & Weisler Bros., Inc. The purchasers, Charles S. Mayer are the purchasers. They compose the J. & C. Fischer company. The deal was arranged by Feiner & Mass, attorneys.

BRONX HOME FOR BLIND.

Wards of the Catholic Institute for the Blind are to have a new home, the time country seat of the Princess Louise of Parma. It is to be built in the Bronx. Sale of the property, which comprises approximately five acres, with a residence containing upward of forty rooms, and several other buildings, has been made to the organization through the brokerage firm of John R. & Oscar L. Fager. The consideration in the transaction is withheld, but the brokers report that the buyer paid a sum that establishes a record price for acreage in this section. It was an all cash deal. The land that originally was owned by the family of the Cunningham estate of William H. Barnes, Pa. It has large frontages on Eastchester road, Paudlins and Lamont avenues. The buildings on the acreage will be remodelled before the imminent takes possession. Princess Louise has not occupied the property for years. She was formerly the wife of the late Joseph Stickney, a coal operator.

WESTERNERS SELL HERE.

WEST 26TH STREET—P. J. Ryan and J. P. Finnegan have sold for the Schwartz estate, Chicago, to William Long, 450 West 105th street, a five-story double flat, lot 235x9.2, located 125 feet east of Tenth avenue. This is the first transfer of the property in over half a century.

AMSTERDAM AVENUE.

John Katz

has sold the six

apartment houses, on plot 49x19.10 at the southeast corner of Amsterdam and 158th street, the buyer gave lots in upper Harlem. The exchange.

FLAT BUYING IN BRONX.

FOX STREET.—The S. B. Building Corporation, Samuel Behrman, president, has sold to an investor, for plot 302 Fox street, a five-story modern flat, on plot 4x100, between Tiffany and Bartest streets. Epstein, Yaritz were the brokers.

GARDEN STREET—Kurt & Uren and John J. Daly have sold 520 Garden street, a five-story modern flat, on plot 50x100, between Prospect and Clinton avenues.

WEST 14TH STREET—J. K. Moore

has sold his interest in the new

flat, plot 51x52, West

14th street, on plot 41x89.11, West

Amsterdam avenue. The purchaser

paid in part payment the duplex

dwelling on lot 50x105, at 431 Gulon

avenue, Richmond Hill, L. I.

9. B. MATIS BUYS FINE ESTATE.

Fish & Matis have sold for the Schwarz estate, Chicago, the property known as Greystone on Central Drive in the village of Briarcliff Manor. Greystone consists of two and a half acres of hill land, a large residence and outbuildings. The place adjoins the estate of Captain H. C. Albright, both of which estates were sold by the same brokers during the past year.

The property just sold is the last large residence in the Briarcliff Lodge grounds. The purchaser is Oliver B. Matis of this city. The property was sold at \$100,000.

BY FROHMAN'S COUNTRY HOME

Charles Field Griffen & Co. have sold the country estate of the late Charles Frohman, known as Hidden Brook Farm, and consisting of about sixty acres of land and four-fifths of farm houses and barn buildings. On Purchase street, the town of Elmsford, H. H. and Walter P. Pfleiderer, dealers in antiques, have the property. This completes the rental of the building.

Moore & Wyckoff have rented in 440 Fourth avenue show room to the Hardenberger Company.

Hughes & Hubert have leased the shop at 6 West Sixty-first street to Fielder Company for a term of years.

Edward Franklin has rented the store at 1770 Madison avenue to the United Cigar Stores Company.

Fish & Matis have leased the north store in the building, located on 1224 Broadway with Clegg & Brown Company to Brodil's Luggage Shop for a term of years, to Lincoln Clothes Shop the second floor in the building at the northwest corner of Sixth avenue and 125th street, New York.

The property just sold is a long term lease on the Strand, to be called, will be the most luxuriously furnished and equipped fraternal headquarters in the city. The owner was leased several weeks ago by the society through Pease & Gillman.

\$300,000 PYTHIAN TEMPLE.

The Knights of Pythias will erect at the southeast corner of 125th street and Madison avenue, a Pythian temple. Building committee, headed by Frank J. Nichols and Albert L. Brady, has completed plans for the structure. Pythian Hall, as the structure will be called, will be the most luxuriously furnished and equipped fraternal headquarters in the city. The owner was leased several weeks ago by the society through Pease & Gillman.

CONVENT FOR EAST 86TH ST.

Sisters of the Helpers of the Holy Souls who for several years have maintained a school at 111 to 115 East Forty-second street, are planning to build a larger, more commodious building on Eighty-sixth street, where they purchased several years ago. The owners will be built from plans by Michael Welsh of Boston, who designed a new school for St. Ignatius Loyola, Forty-fourth and Eighty-sixth streets, Boston. The building, Fifth avenue and Forty-fifth street, was owned jointly by Mr. Froehling & Dillingham. It is located in the northeast of the county estate of Whitelaw Reid, Oliver Harriman, Oscar S. Straus, Dunlevy Miller, and Hobart C. Park.

ENTRANCE SIDE THEATRE LEASE.

Fox & Matis have leased for the Astor-Cramer Company the Lexington Theatre, formerly the Hammerstein Opera House, at Fifty-first street and Lexington avenue, to a new company, the Astor, open for a long time, an aggregate rental of \$10,000 per week, and will be operated on the next plan. The house will open the next week.

CITY DWELLINGS RENTED.

Pease & Gillian have rented for

Frances Dray to George B. Ogden for a term of years the four story and base-met dwelling at 122 East Seventy-second street.

William Fletcher has leased from the owner the three story dwelling at 229 West Fifty-second street.

TEETER LEAVES MAY & CO.

Howard L. Teeter, for several years with William B. May & Co., has joined the staff of Douglas L. Elliman & Co.

RESULTS AT AUCTION.

Public Offerings Yesterday in the Bronx Salesroom.

LOT 2203 THIRD AVENUE.—By Joseph P. Hayes, 110 W. 13th street, plot 22x25, 11x50x24.2—George Homer, agt. Michael Tracy et al.; due: \$2,120.50; taxes: \$4,667.40; bid: \$1,575.44; \$1,575.44 to Ernest Meesching.

SATINATED MECHANICS' LIENS.

Manhattan.

23TH ST. 441 and 443 W.—Edwards Electrical Company, Inc., 161 Madison Avenue, agt. James C. Edwards.

SAME PROPERTY—Theodore C. Wood, agt. Same, Dec. 16, 1915.—\$74.25.

DECATUR AV. s. e. 1145 e. 205th st. No. 50x100, vacant A. W. lot 8, bldg. 25, map 204, 16x62; due: \$1,575.44; \$1,575.44 to Ernest Meesching.

800,000 AUTO PLANT HERE.

The Frost & Lee Company will build the eight story warehouse and automobile service building for the Willys-Overland Company at 521 to 531 West Eighty-seventh street, through to 518, 524 and 526 Madison, Bronx. The plant, which has prepared the plans, which all for steel roofed structure of reinforced concrete construction. The project will cost about \$300,000.

GREATER REISENWEHR'S.

A addition to Reisenwehr's on Co-

mmon Street is to be erected on the

site 50x100 at 981 to 985 Eighth avenue, adjacent to the main building. The lease of the entire property has just been granted through John J. Clancy & Co., who will supervise the construction work. The lease is for twenty-one years and with the proposed improvement the transaction involves about \$500,000.

PLAT FOR WILLIAMSBURG.

Shapiro & Sherman have filed plans for a six story apartment, 50x100 in size, to be erected on the south side of South First street, 100 feet east of Hooper street, to accommodate thirty-three families for the Associate Mechanics Building Corporation.

READY AND WAITING FOR YOU.

(With name and address of lender and attorney. If attorney's name is omitted address party of first part.)

Downtown.

(South of Fourteenth st.)

VANDERWALD AV. 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 119